



ST PETERS COTTAGES,
BROAD HINTON

Carter Jonas

2 ST. PETERS COTTAGES, BROAD HINTON, SN4 9PA

AMENITIES

- Kitchen
- Sitting Room
- Dining Room
- Cloakroom
- Main Bedroom Ensuite
- Second Double Bedroom
- Family Bathroom
- Communal Garden
- Allocated Parking
- EPC E.

SITUATION

2 St Peters Cottages is located in the centre of the desirable village of Broad Hinton on the edge of the Marlborough Downs, within the North Wessex Downs Area of Outstanding Natural Beauty and just outside of the World Heritage site of Avebury. The village provides good local amenities including a local riding shop, village hall/post office, together with two public houses, a church and a primary school. Dauntsey's School and Pinewood are two outstanding independent schools local to the area.

It is well placed strategically for the regional centres of Marlborough, Newbury and Swindon. Marlborough is a thriving market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants including Dans, ASK, Pizza Express and Costa Coffee, with shopping areas in Hilliers Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities. Swindon has a rail link to Paddington (about 1 hour), M4 Jct 15 and 16 are within 10 miles and readily accessible. The surrounding countryside is ideal for riding, cycling and walking.

DESCRIPTION

2 St Peters Cottages is a successful barn conversion completed in the 1990's to provide a courtyard development of individual houses.

The property provides well planned individual accommodation which enhances the retained features including vaulted ceilings and exposed timbers. There is a generous sitting room/dining room and a large well fitted kitchen/breakfast room.

Upstairs there is a large main bedroom which benefits from an ensuite bathroom and fitted wardrobes. The second bedroom is a good sized double bedroom and is served by a well-appointed family bathroom.

A WELL-PRESENTED TWO BEDROOM BARN CONVERSION LOCATED IN THIS DESIRABLE VILLAGE.



OUTSIDE

There are beautifully landscaped communal gardens to the front of the property, with a patio area including a large pond. There is also a car port with two allocated parking spaces and additional visitor car parking spaces.

TENURE Freehold – There is a management fee of £50 per month for the maintenance of the communal grounds.

EPC BAND E.

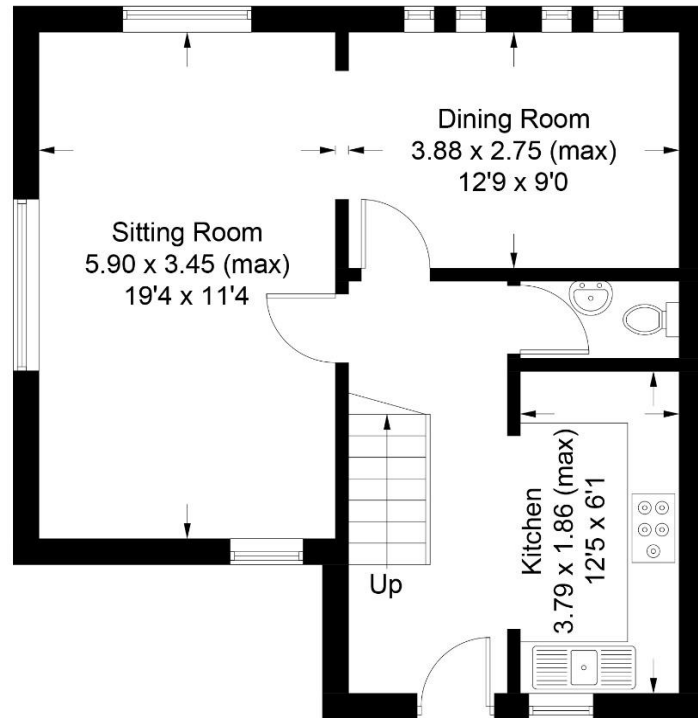
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



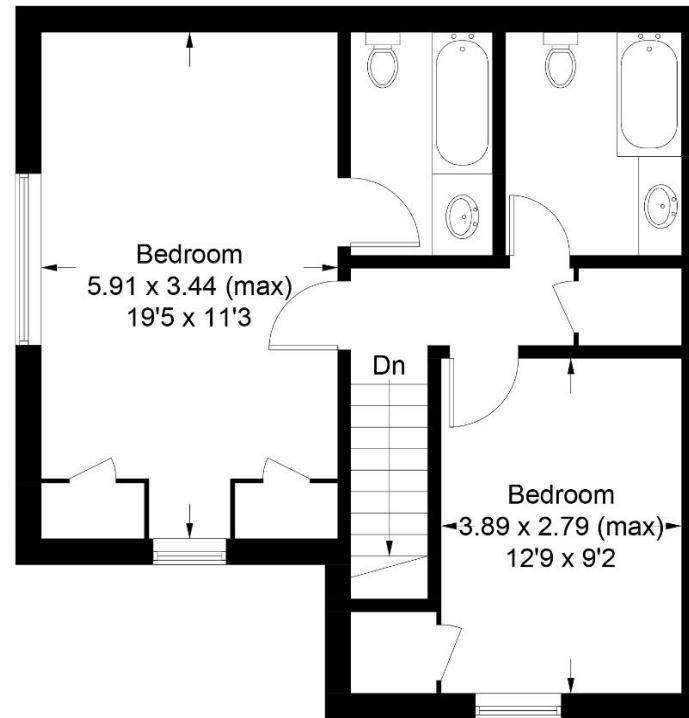
Classification L2 - Business Data

2 St. Peter's Cottages

Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID669392)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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